



March 2006

## Frequently Asked Questions

**Q:** How will the results of the Site Plan Study affect the community?

**A:** A successful Master Plan has the potential to:

- Better integrate the Federal Center with the community in a way that preserves the image and identity of this unique campus
- Create opportunities for current and future federal tenants as well as for businesses in the surrounding area
- Establish more efficient transportation corridors
- Increase property values

**Q:** What kinds of uses are anticipated?

**A:** The Federal Center has the potential to integrate a variety of uses:

- Improvements to the campus and existing buildings may attract additional federal or other compatible users
- Opportunities for new commercial space may be possible for both federal tenants and non-federal interests
- There may be transit-oriented development near the rail station such as small-scale retail, professional services and perhaps even residential uses
- The proposed St. Anthony Central Hospital relocation may attract medical offices as well as research and development applications

**Q:** What will happen to current federal tenants?

**A:** Ensuring viable, cost-effective, long-term space for the thousands of employees currently located at the Federal Center is a priority of the Site Plan Study. Tenants will benefit from:

- A more appealing campus setting with expanded business opportunities
- The convenience of commercial amenities
- Improved access and traffic flow to and through the site
- New transportation alternatives for employees through the RTD transit station and park-n-Ride facility
- Nearby medical and related services through the proposed location of St. Anthony Central Hospital

**Q:** What is the timeline?

**A:** The Site Plan Study and a parallel Environmental Impact Statement (EIS) will take place over an 18- to 24-month period, with completion slated for spring 2007.

- Winter 2005 – Summer 2006: Master Plan Scoping and Preliminary Draft
- Spring 2006 – Fall 2006: Environmental Impact Statement (EIS) Scoping and Preliminary Draft
- Winter 2006: Final Master Plan
- Spring 2007: Final EIS

**Q:** How much will the study cost? How is it funded?

**A:** Cost of the study is approximately \$900,000, which is funded by the GSA.

**Q:** How can I learn more?

**A:**

- Call Lisa Morpurgo, Senior Project Manager, GSA, at 303-236-8000, ext. 5039.
- Email [lisa.morpurgo@gsa.gov](mailto:lisa.morpurgo@gsa.gov)